

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JUNE 13, 2002

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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COMMISSIONERS

CRAIG GALATI, CHAIRMAN

RICHARD W. TRUESDELL, VICE CHAIRMAN

MICHAEL BUCKLEY

STEVEN EVANS

BYRON GOYNES

LAURA McSWAIN

STEPHEN QUINN

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **May 9, 2001** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. TM-0030-02 - LONE MOUNTAIN TERRACES - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 190-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.96 acres located adjacent to the southwest corner of Alexander Road and Shadow Peak Street (APN: 137-12-501-001, 002, 010, and 011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
2. TM-0033-02 - PARADISO AT THE SUMMERLIN VISTAS - PULTE HOMES - Request for a Tentative Map for 98 lots on 31.4 acres located adjacent to the northeast corner of Alta Drive and Vista Run Drive (APN: 137-26-412-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
3. TM-0034-02 - ELKHORN/GRAND CANYON UNIT 2 - PERMA-BILT - Request for a Tentative Map for 60 lots on 16.94 acres located adjacent to the southeast corner of Grand Canyon Drive and Severance Lane (APN's: 125-18-801-001 through 004), U (Undeveloped) Zone [R (Rural Density Residential) and L (Low Density Residential) General Plan Designations] under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).
4. TM-0035-02 - LONE MOUNTAIN RIDGES - KB HOME NEVADA - Request for a Tentative Map for 66 lots on 10 acres located adjacent to the north side of Alexander Road approximately 700 feet west of Vegas Vista Trail (APN's: 137-01-801-005 and 006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).
5. TM-0036-02 - VILLAGE PUB COMMERCIAL SUBDIVISION - FREE ENTERPRISE INSTITUTE LIMITED LIABILITY COMPANY - Request for a Tentative Map for one lot on 4.57 acres located adjacent to the southeast corner of Regatta Drive and Breakwater Drive (APN: 138-16-714-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

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6. **U-0011-00(1) - ALM CORPORATION** - Request for an Extension of Time of an Approved Special Use Permit TO ALLOW A PROPOSED TAVERN IN CONJUNCTION WITH AN APPROVED RESTAURANT (THE LODGE), located adjacent to the northeast corner of Grand Teton Drive and Durango Drive (APN: 125-09-401-006), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
7. **U-0039-00(1) - ALBERTSON'S INC.** - Request for an Extension of Time on an Approved Special Use Permit TO ALLOW THE SALE OF PACKAGED LIQUOR IN CONJUNCTION WITH A PROPOSED DRUG STORE (SAV-ON) on property located adjacent to the northwest corner of Grand Teton Road and Durango Drive (APN: 125-08-813-002), U (Undeveloped) Zone PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Mack).
8. **VAC-0003-00(3) - W.M. LAND DEVELOPMENT** - Petition of vacation submitted by W. M. Land Development for an Extension of Time on an Approved Vacation of a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way, ward 1 (M. McDonald).
9. **A-0021-02(A) - VERA SPENCER** - Petition to annex for 5.0 acres generally located on the southwest corner of Deer Springs Way and Fort Apache Road (APN: 125-19-701-008), Ward 6 (Mack).
10. **A-0022-02(A) - CITY OF LAS VEGAS** - Petition to annex for 0.46 acres generally located on the east side of Queen Irene Court, 200 feet south of Regena Avenue (APN: 125-29-503-004), Ward 6 (Mack).
- B. PUBLIC HEARING ITEMS:**
11. **ABEYANCE - GPA-0010-02 - CITY OF LAS VEGAS** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR (Parks/ Recreation/ Open Space) TO: PF (Public Facilities) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), Ward 6 (Mack).
12. **ABEYANCE - Z-0027-02 - CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), PROPOSED USE: WATER RECLAMATION CENTER, Ward 6 (Mack).

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13. **ABEYANCE - V-0023-02 - BOB KINDRED** - Request for a Variance TO ALLOW AN EXISTING ENCLOSED PATIO STRUCTURE TO BE 11 FEET EIGHT INCHES FROM THE REAR PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on property located at 4600 Windy Hollow Street (APN: 138-02-511-062), R-1 (Single Family Residential) Zone, Ward 6 (Mack).
14. **ABEYANCE - Z-0012-02 - McNAMEE FAMILY PARTNERSHIP** - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones TO: R-PD4 (Residential Planned Development - 4 Units Per Acre) on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023 and 024), PROPOSED USE: 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).
15. **ABEYANCE - Z-0012-02(1) - McNAMEE FAMILY PARTNERSHIP** - Request for a Site Development Plan Review FOR A 157-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 35.68 acres located adjacent to the northwest corner of Grand Teton Drive and Cimarron Road (APN: 125-09-401-007, 011, 012, 021, 022, 023, and 024), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) Zones [PROPOSED: R-PD4 (Residential Planned Development - 4 Units Per Acre)], Ward 6 (Mack).
16. **ABEYANCE - U-0048-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY** - Request for a Special Use Permit FOR A TRANSITIONAL LIVING GROUP HOME IN A PROPOSED 10-UNIT MULTI-FAMILY DEVELOPMENT adjacent to the southwest corner of "E" Street and Adams Avenue (APN: 139-27-210-107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
17. **Z-0032-02 - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for Rezoning of 10.26 acres FROM: U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation] TO: R-PD8 (Residential Planned Development - 8 Units per Acre) located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
18. **V-0033-02 - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Variance TO ALLOW 50,965 SQUARE FEET OF OPEN SPACE WHERE 57,519 SQUARE FEET ARE REQUIRED IN CONJUNCTION WITH A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation], PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre) , Ward 6 (Mack).

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19. **Z-0032-02(1) - KOLOB LIMITED LIABILITY COMPANY ON BEHALF OF STANPARK CONSTRUCTION COMPANY** - Request for a Site Development Plan Review FOR A PROPOSED 80-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.26 acres, located adjacent to the northwest corner of Gilcrease Avenue and Tee Pee Lane (APN's: 125-18-501-008 and 009), U (Undeveloped) Zone [MLA (Medium-Low Attached Residential) General Plan Designation], PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) , Ward 6 (Mack).
20. **Z-0033-02 - MT REAL ESTATE INVESTMENT** - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: P-R (Professional Office and Parking) of 0.10 acres located at 1313 South Eastern Avenue (APN:162-01-210-031), PROPOSED USE: PROFESSIONAL OFFICE, Ward 3 (Reese).
21. **Z-0033-02(1) - MT REAL ESTATE INVESTMENT** - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 1,348 SQUARE FOOT OFFICE BUILDING CONVERSION on 0.10 acres located at 1313 South Eastern Avenue (APN: 162-01-210-031), R-1 (Single Family Residential) Zone PROPOSED: P-R (Professional Office and Parking), Ward 3 (Reese).
22. **V-0032-02 - RANCHO SANTA FE, LIMITED** - Request for a Variance TO ALLOW 696 PARKING SPACES WHERE 1,149 ARE REQUIRED IN CONJUNCTION WITH A PROPOSED HAIR SALON (FAST CUTS), located at 5081 North Rainbow Boulevard #106 (APN: 125-34-712-004), C-2 (General Commercial) Zone, Ward 6 (Mack).
23. **U-0059-02 - SPECIALTY HOLDINGS INC. ON BEHALF OF EXPLORE KNOWLEDGE ACADEMY** - Request for a Special Use Permit FOR A PRIVATE PRIMARY SCHOOL at 5041 North Rainbow Boulevard (APN: 125-34-712-009), C-2 (General Commercial) Zone, Ward 6 (Mack).
24. **U-0052-02 - HOWARD JOHNSON ON BEHALF OF SENSATION SPA OF NEVADA** - Request for a Special Use Permit TO ALLOW AN OPEN AIR VENDING/TRANSIENT SALES LOT on property located at 3200 North Rancho Drive (APN: 138-12-810-005), C-2 (General Commercial) Zone, Ward 6 (Mack).
25. **U-0053-02 - BEARD FAMILY TRUST ON BEHALF OF THE BRAKE DEPOT** - Request for a Special Use Permit TO ALLOW A MINOR AUTOMOTIVE REPAIR FACILITY (BRAKE DEPOT), located at 3920 West Sahara Avenue (APN: 162-06-801-005), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

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26. **U-0054-02 - IRWIN M. KURASHIGE ON BEHALF OF JODI CUOMO** - Request for a Special Use Permit TO ALLOW A PROPOSED PSYCHIC ARTS AND HYPNOTHERAPY BUSINESS (TOTAL HEALTH) located at 101 South Rainbow Boulevard #21 (APN: 138-34-513-004), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).
27. **U-0056-02 - WESTPOINT INVESTMENT COMPANY LIMITED LIABILITY COMPANY ON BEHALF OF MARISOL C. SANCHEZ** - Request for a Special Use Permit TO ALLOW A PROPOSED PSYCHIC ARTS BUSINESS WITHIN THE CHARLESTON INDOOR SWAP MEET located at 4530 East Charleston Boulevard (APN: 140-32-401-007), C-1 (Limited Commercial) Zone, Ward 3 (Reese). [PROPOSED: Ward 1 (M. McDonald)].
28. **U-0057-02 - BAILEY WH FAMILY TRUST ON BEHALF OF VERIZON WIRELESS** - Request for a Special Use Permit FOR A 60 FOOT TALL CELLULAR COMMUNICATION MONOPOLE at 2412 Santa Clara Drive (APN: 162-03-413-024), P-R (Professional Office and Parking), Ward 3 (Reese).
29. **U-0058-02 - CENTENNIAL COURT LIMITED LIABILITY CORPORATION ON BEHALF OF LAS-CAL CORPORATION** - Request for a Special Use Permit TO ALLOW A PROPOSED RESTAURANT WITH DRIVE-THRU (TACO BELL) located adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
30. **Z-0074-99(2) - CENTENNIAL COURT LIMITED LIABILITY COMPANY ON BEHALF OF LAS-CAL CORPORATION** - Request for a Site Development Plan Review FOR A PROPOSED 2,577 SQUARE-FOOT FAST-FOOD RESTAURANT (TACO BELL), located adjacent to the northeast corner of Sky Pointe Drive and Buffalo Drive (APN: 125-21-812-001), C-2 (General Commercial) Zone under Resolution of Intent to T-C (Town Center), Ward 6 (Mack).
31. **U-0060-02 - HERMAN CARTER ON BEHALF OF TEEN CHALLENGE OF NEVADA INC.** - Request for a Special Use Permit TO ALLOW A PROPOSED TRANSITIONAL LIVING GROUP HOME located at 506 West Washington Avenue (APN: 139-27-210-137), R-4 (High Density Residential) Zone, Ward 5 (Weekly).
32. **SD-0021-02 - BOB DEVER** - Request for a Site Development Plan Review and a Reduction in the amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 810 SQUARE-FOOT ADDITION TO AN EXISTING TAVERN (MEADE STREET PUB) on 0.64 acres located at 3000 Meade Avenue (APN: 162-08-301-023), M (Industrial) Zone, Ward 1 (M. McDonald).

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33. **Z-0075-91(13) - MOUNTAIN SPA RESORT ET AL ON BEHALF OF PULTE HOME** - Request for a Site Development Plan Review for a REVISED MASTER DEVELOPMENT PLAN CONTAINING 1873 LOTS ON 635.80 ACRES (SILVERSTONE RANCH), generally located between Grand Teton Road on the south, Iron Mountain Road on the north, Rainbow Boulevard on the east and Buffalo Drive on the west (APN's: MULTIPLE), R-PD3 (Residential Planned Development - 3 Units per Acre) and C-1 (Limited Commercial) Zones, Ward 6 (Mack).
34. **SCD-0002-02 - HDB, LIMITED LIABILITY COMPANY ON BEHALF OF WESTMARK HOMES** - Request for a Major Deviation of the Summerlin Development Standards TO ALLOW A 5 FOOT REAR SETBACK WHERE 20 FEET IS REQUIRED IN CONJUNCTION WITH A PROPOSED CONDOMINIUM PROJECT, located adjacent to the south side of Canyon Run Drive, approximately 1,300 feet west of Rampart Boulevard (APN: 138-29-401-003), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald).
35. **VAC-0036-02 - CARINA CORPORATION** - Carina Corporation to vacate portions of public sewer and drainage easements generally located south of the Whispering Sands Drive alignment, between Cimarron Road and Palm Grove Lane, Ward 6 (Mack).
- C. **NON PUBLIC HEARING ITEMS:**
36. **Z-0075-62(18) - WEINGARTEN NOSTAT, INC ON BEHALF OF THE MARKHAM GROUP** - Request for a Site Development Plan Review FOR A PROPOSED 5,200 SQUARE FOOT CHINESE RESTAURANT (CHINA STAR BUFFET) on approximately 1.18 acres located adjacent to the south side of Charleston Boulevard, approximately 800 feet east of Decatur Boulevard (APN: 162-06-112-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).
37. **Z-0100-64(181) - PROPERTY HOLDING CORPORATION ON BEHALF OF ROBERT DRASKOVITCH** - Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Design and Landscape Requirements FOR A PROPOSED 4,787 SQUARE FOOT, ONE-STORY OFFICE BUILDING on 0.32 acres at 815 South Casino Center Boulevard (APN: 139-34-410-066), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Ward 3 (Reese). [PROPOSED: Ward 1 (M. McDonald)].

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D. DIRECTOR'S BUSINESS:

38. ABEYANCE - TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

E. CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.